

**PERMANENT BUILDING COMMITTEE
REGULAR MEETING
WEDNESDAY, DECEMBER 15, 2004**

Member Present: Robert Thiesing-Chairman, Paul Critchley, Douglas Flamino, Dennis Frawley, Katherine Heminway, Gary Magnuson, Lori Spielman, Peter Welti

Members Absent: Gary Blanchette, Robert Clements, Daniel Tutko

Others Present: D. Moser-Moser, Pilon, Nelson, R. Pagani-Clerk of the Works EHS Project, J. Chesley- Subcontractor EHS Project

Chairman Thiesing opened the meeting at 7:35 pm.

Citizens Forum

None

Approval of Minutes of Regular Meeting of November 16, 2004

MOTION (CRITCHLEY) SECONDED (FRAWLEY) AND PASSED TO APPROVE THE MINUTES OF NOVEMBER 16, 2004 REGULAR MEETING AS WRITTEN. THIESING ABSTAINED.

Windermere School

This item will be taken off the agenda. The well pump will be completed in the spring by the Public Works Director.

EHS Storage Building

The water was turned on and the Building Official issued a certificate of occupancy. The building was used on Thanksgiving during the football game. It has since been winterized. The close out documents are still outstanding.

EHS Project

Mr. Pagani told the Committee that they have experienced several heating problems. Mr. Chesley is the only contractor that has responded and has helped to address the issues on the controls. One science lab was taken out of service due to the cold and it was found that there were some open roof gaps. There are air balancing problems, and Bemis has been contacted to look into the problems listed. It was found that only 4 of the 13 roof units are working properly. It is the mechanical contractor that should come back to do the repairs, but they are in dispute with Haynes at the present time.

The sound system is being installed at this time and they are anticipating completion next week. The hand rail brackets need to be installed so that the rail can be put up. It will cost about \$1,000 for the brackets. There are two pads in the wheel chair stations that stick out into the aisle, and inspections by the Fire Marshal and Building Official will not pass until that is fixed. There will be training on the lighting in the auditorium in early January.

On December 28, Simplex should be back to finish the security system.

The Chairman stated that he has a draft letter that he would like to send to Haynes Construction giving them 7 days to finish or the Town will complete the work. The Committee agreed that a list of items left to finish needs to be made up. He spoke to Attorney Brad Wolf and he feels that we would succeed in arbitration if it goes there.

Doug Flamino felt that if something is getting done, we should not threaten Haynes with termination. The Town needs to get as much out of Haynes as they can. Mr. Pagani felt that the Town needs to get the auditorium done before dismissing Haynes.

There was discussion regarding the retainage and taking the administrative costs out of that. It was agreed that retainage is money owed for work that is done as well as not done. It is not all there for the taking. All the subcontractors that have completed their work are entitled to retainage also. Mr. Chesley feels that Haynes will not pay the subcontractors their retainage. There is still not a final figure for the administrative costs.

It was decided that a figure as of the end of 2004 for charged back administrative costs will be determined, and Moser Pilon Nelson will do a change order to Haynes for it.

Doug Flamino stated that if we were to send the 7-day letter to Haynes, we need to mean it and have another contractor lined up to finish the work. Robert Thiesing will contact Attorney Wolf to set up a meeting with the Bonding Company to determine how to proceed to finish. A list of unfinished items will be draw up also. Mr. Flamino will attend the job meeting tomorrow and let Haynes know what the Town is doing. Mr. Chesley and Mr. Moser agreed that this was the avenue to pursue as the bonding company is there for that very reason.

Mr. Pagani told the Committee that CL&P had just finished the audit of Center School and the Town will be getting a check for \$24,000.

A requisition was presented for payment in the amount of \$27,440.37.

**MOTION (WELTI) SECONDED (FRAWLEY) AND PASSED TO APPROVE
APPLICATION TO HAYNES CONSTRUCTION IN THE AMOUNT OF \$27,440.37
PENDING THE RECEIPT OF LIEN WAIVERS.**

The September check was issued but the October check is still at Finance waiting for the lien waivers.

There is \$75,000 in work left to complete, but still a large punchlist.

Moser Pilon Nelson invoice in the amount of \$9,293.13.

MOTION (WELTI) SECONDED (SPIELMAN) AND PASSED TO APPROVE MOSER PILON NELSON INVOICE IN THE AMOUNT OF \$9,293.13 FOR WORK COMPLETED FROM 10/23/04-11/19/04.

Mr. Pagani stated that there are some small ff&e items that the school would like to purchase.

MOTION (WELTI) SECONDED (HEMINWAY) AND PASSED TO ALLOW MR. PAGANI TO SPEND NO MORE THAN \$8,000 ON ADDITIONAL FF&E ITEMS.

The Chairman read a letter from the Public Works Director regarding a flood light on the west wall of the auditorium that is missing. This fixture used to light the track area and there has been complaints received about it being too dark. Mr. Michaud has found the light fixture and Mr. Pagani will get it mounted and wired.

Mr. Magnuson asked about the sign and was told that the zoning issue had been resolved but the funds were not there to purchase a lighted sign. It was decided that a carved sign to match the rest of the signs in town with lights shining on it would be fine. Mr. Pagani will get prices for this type of sign.

Adjournment

MOTION (FRAWLEY) SECONDED (CRITCHLEY) AND PASSED TO ADJOURN THE MEETING AT 9:20 PM.

Submitted by _____
Lori Smith, Clerk